

PLANNING BOARD
Meeting Minutes
July 15, 2014
Town Hall, 120 Main Street
7:00 PM

1 Present: M. Colantoni, J. Simons, L. Rudnicki, L. McSherry, D. Kellogg

2 Absent:

3 Staff Present: C. Bellavance, J. Enright

4
5 Meeting began at 7:00 pm.

6
7 **PUBLIC HEARINGS**

8 CONTINUED PUBLIC HEARING, Town of North Andover, Corner Chickering Road and
9 Prescott Street: Applicant proposes construction of a 14,500 sq. ft., two-story Fire Station with
10 26 parking spaces, stormwater management, landscaping, lighting and utilities in the Residential
11 2 (R-2) zoning district.

12 J. Simons: This hearing was opened at the last meeting; however, no evidence was heard.

13 Ray Santilli, Assistant Town Manager: The proposed 14,500 sq. ft. building contains a two level
14 wing that houses the administrative offices on the first floor and the firefighter living quarters (9
15 dormitory rooms, kitchen area, lounge area, fitness room) on the second floor and a one story
16 wing that houses a four bay apparatus facility. The public entrance is orientated towards the
17 intersection of Chickering Road and Prescott Street. The firefighter entrance is located at the
18 rear of the building. The building materials, landscape features, elevations, parking lot, snow
19 removal/stockpiling and overall site layout were described. Mechanicals will be located on the
20 first floor. There is no basement. The entrance will be off of Prescott Street for visitors and fire
21 personnel and returning fire apparatus. The four bays are pass-through bays. The fire apparatus
22 will exit directly onto Chickering Road. Mass DOT has been contacted for a proposed new signal
23 on Chickering Road at the exit location. This light will be synchronized with the lights at
24 Chickering Road and Prescott Street and will allow the fire apparatus to exit the station safely.

25 Bret Donham, Donham & Sweeney Architects: Provided an overview of the lighting design. The
26 directed light will not fall outside of the property line to the East or South. To Prescott
27 Street it falls out to the edge of the curb line, but no further into the street. Some earth will be
28 removed and replaced with good drainage fill. Underground chambers will be used to recharge
29 the surface and roof water into the ground.

30 R. Santilli: The drainage design is being coordinated between, the project engineer, Town
31 Engineer, and Lisa Eggleston. The existing emergency access way to the High School will be
32 maintained and will terminate at the apron of the apparatus bay.

33 J. Simons: Requested low landscaping be added to the front of the building to dress it up and
34 soften the building.

35 D. Kellogg: Currently a lot of people park in this area for High School games.

36 R. Santilli: The site will now be a fire station, not a ball field. The site will be under
37 construction for 12 to 18 months. This period of time should help get people out of the habit of
38 trying to access the site from this location. There is a need to make sure Prescott Street is devoid
39 of parking because the apparatus has to be able to get back into the station. There is a specific
40 turning radius required. These three things will abate all or most of the past parking concerns.

41 Tom Zahoruiko, 700 Osgood Street: What is the building height? Is the lighting 'dark sky
42 lighting' in the rear? Is the generator a backup generator for emergency use and what is the size?
43 Can the dumpster be moved to the spaces on the track side rather than the resident side? Can

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additional screening be added along the resident side of the property? If not, can thought be given to participating in some screening for adjacent residents?

B. Donham/R. Santilli: Building height is 26'. Yes, lighting is what is known as 'dark sky lighting'. Yes, it is a backup generator for emergency use. Provided the specifications for the generator and location. Believes the size is 125 kVa.

R. Santilli: Will look into relocating the dumpster to the spaces that abut the track. The space is limited for additional screening.

Bob Adiconis, on behalf of his son located at 190 Prescott Street: Expressed safety concerns for the students that are dropped off/picked up at the corner of Prescott St. and Chickering Rd. Cars are often double parked on Prescott Street. It would be difficult for a fire engine returning to the station. The students will have to walk directly in front of the fire station to go to school. Stated that parking should not be allowed on Prescott Street.

R. Santilli: Now that this will be a working fire station some of the past practices will change.

B. Adiconis: There are 30 classroom seats proposed. What type of training classes will there be? Training classes will bring additional traffic to Prescott Street. There should be 'No Parking' signs on both sides of Prescott Street. Stated he has met with the Town Manager and that he said a sidewalk on Prescott St. from the new fire station to Osgood Street could be added at a later date.

R. Santilli: There are 54 active firefighters that need to be trained on a regular basis. There is a possibility that there will be some outside training. We are confident that parking will be onsite and not off-street. If there was parking on Prescott St. a fire truck would not be able to make the turn to return to the station.

B. Adiconis: Stated he did not believe the building would look as it does in the picture. Requested a façade be added to the top of the proposed building to make it look more like a house to assimilate to the area.

R. Santilli: A pitched roof would exceed the maximum allowed building height in the zoning district. It would be empty space.

D. Kellogg: The High School has a flat roof.

B. Adiconis: Requested the neck of the driveway be opened up about 12' and shifted.

R. Santilli: Many options were reviewed. This is the best location that allows for the required turning radius to get the trucks in off of Prescott Street and to provide enough clearance around the building and into the bays.

Joseph Daher, 841 Chickering Road: There is a drainage ditch that runs along Chickering Road and a drainage gully that runs underneath Prescott Street from the drainage ditch along my property. Have these been addressed?

B. Donham: There will be a culvert where the ditch is. The apron will be paved and a culvert run that is the width of the driveway. The existing drainage ditch will remain.

R. Santilli: Reviewed the fire station call history over the past two 24 month periods.

C. Bellavance: This project will appear before the Zoning Board next week for a Special Permit for Use and a Variance for side setback. Also, they will go before the Conservation Commission for a Request for Determination.

CONTINUED PUBLIC HEARING, Salvatore Messina, 129 Winter Street: Applicant seeks to construct an addition to the back of a two stall garage.

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Joseph Serwatka, Project Engineer: The applicant is requesting to add a 16' x 26' addition to the back of an existing two stall garage. The entire property is within the Watershed Protection District.

C. Bellavance: The hearing for this project was opened and continued without evidence at the last meeting. This is a minor project and there was not a stormwater peer review. A stone drip trench will be constructed for roof runoff.

L. Rudnicki: Requested L. Eggleston be asked if the proposed filter fabric should be used. In the past her opinion was that it gets clogged.

J. Serwatka: The proposed project is approximately 150' from a wetland that is tributary to the Lake. The work is outside on the 100' Non-Disturbance Zone, but within the Non-Discharge Zone.

MOTION

D. Kellogg made a motion to close the public hearing for 129 Winter Street garage extension. The motion was seconded by L. McSherry. The vote was unanimous 5-0, in favor.

A draft Decision was reviewed.

MOTION

A motion was made by L. Rudnicki to approve the Watershed Special Permit for 129 Winter Street as amended. The motion was seconded by D. Kellogg. The vote was unanimous, 5-0 in favor.

CONTINUED PUBLIC HEARING, 500 Great Pond Road: Applicant seeks approval for a practice facility and parking lot expansion within 100' of a Bordering Vegetated Wetland and within the General and Non-Disturbance Zones of the Watershed Protection.

C. Bellavance: The public hearing opened on June 17, 2014. The applicant went before the Conservation Commission as well. L. Eggleston has completed her review of the project. The Board of Selectmen approved the creation of four parking spaces in the Great Pond Road right-of-way.

Scott Cameron, The Moran-Cameron Group: Provided an overview of the project scope, proposed site plan, and stormwater management plan. Summarized the letter submitted in response to L. Eggleston's review comments. The Conservation Commission has issued an Order of Conditions. The Town Engineer's comments have all been responded to. Reviewed the snow plowing/storage plan.

MOTION

A motion was made by D. Kellogg to close the public hearing for a Watershed Special Permit for 500 Great Pond Road. The motion was seconded by M. Colantoni. The vote was unanimous, 5-0 in favor.

MOTION

A motion was made by M. Colantoni to close the public hearing for a Site Plan Review Special Permit for 500 Great Pond Road. The motion was seconded by D. Kellogg. The vote was unanimous, 5-0 in favor.

Draft Notice of Decisions for Site Plan Review and Watershed Special Permit were reviewed.

MOTION

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A motion was made by D. Kellogg to approve the Watershed Special Permit for 500 Great Pond Road as amended. The motion was seconded by M. Colantoni. The vote was unanimous, 5-0 in favor.

MOTION

A motion was made by L. McSherry to approve the Site Plan Review Special Permit for 500 Great Pond Road as amended. The motion was seconded by L. Rudnicki. The vote was unanimous, 5-0 in favor.

CONTINUED PUBLIC HEARING, Dimitrios Saragas, 107 Campion Road: Applicant seeks to construct a single family dwelling, driveway, site utilities, and lot grading within an isolated wetland and its 100 foot buffer in the Non-Disturbance Buffer Zone of the Watershed Protection District.

C. Bellavance: The applicant is appearing before the Conservation Commission as well as the Planning Board. L. Eggleston's final review comments were received today. Reviewed each comment in the letter.

Bill Macleod, Andover Consultants: The Zoning Board of Appeals has approved a variance for a new structure in the Non-Disturbance Zone. Conservation is waiting for the Planning Board decision. All of the drainage issues raised by L. Eggleston have been addressed and the calculations for the rain gardens have been reviewed and approved. The applicant is ok with the two recommendations made in L. Eggleston's review letter received today. The site plan shows roof runoff will run off the roof, onto pervious surface, and then into the rain garden. This will provide a level of filtration prior to the rain garden.

L. Rudnicki: Has the lot been researched to ensure there was no restriction placed on it when the subdivision was approved.

C. Bellavance: Yes.

J. Simons: A Decision can be reviewed at the next meeting.

DISCUSSION

Merrimack College, 315 Turnpike Street, Felipe Schwarz: Overview of proposed new dormitory construction.

C. Bellavance: Merrimack College requested to provide an overview of their project prior to filing their application. The project crosses the border into Andover and they will hold public hearings in Andover as well. The Site Plan Review Special Permit application for North Andover has been filed and a public hearing will be held August 5, 2014.

Felipe Schwartz, Assistant Vice President for External Affairs at Merrimack College: The project represents a new residence village project on the campus with five new buildings. Four of the buildings are student residential buildings and one building is a student commons building. Provided an overview of the project location and scope. The project itself has to go before the Andover Planning Board under the Site Plan Review for Dover Use process. In North Andover the project will be before the Planning Board for a Site Plan Review Special Permit. The project is also subject to a Stormwater Master Plan through the town of Andover Conservation Commission. In addition, community meetings are scheduled on campus for residents of Andover and North Andover. In general, drainage flows from North Andover towards Andover.

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This drainage will be captured and taken to a detention basin. The site is serviced by the town of Andover's water and sewer systems. As a student residence project the college is encouraging students to live on campus and not bring cars. There are over 1,600 parking spaces on campus, two Zip Cars on campus, and a student shuttle van fleet. No new parking is being proposed. The proposed location is currently grass and trees and is occasionally used for overflow parking.

There are alternative locations for the overflow parking.

J. Simons: We should work closely with Andover's peer reviewer for stormwater management. The review should only be done once.

0 Great Pond Road, Tom Zahoruiko: To discuss potential development options for two parcels of land (map 96 lots 53 & 54).

Tom Zahoruiko, Property owner: Reviewed alternative development options for the two parcels of land (6.8 acres in total) located in the Residential 3 Zoning District to get a sense of the Board's development preference. The options included Form A lots, Definite Subdivision plans, and a Planned Residential Development (PRD) plan. An ANRAD filing was reviewed by the Conservation Commission last month. Currently, the Bylaw requires a contiguous parcel of land which is at least 10 acres in size for a PRD. A summary of proposed changes to the PRD Bylaw was submitted. Time is of essence. A Bylaw change would have to wait until Town Meeting next May.

J. Simons: When the PRD Bylaw was developed there were much larger parcels. It is now getting to the point where most of the developments are going to be smaller. The permit is discretionary. In this part of town you really don't want to go deep off the road. You want to stay close to the road to keep a village feel. An argument may be able to be made for a Variance for the 10 acres. It does tie into the soil condition, slope, and topography. We will think about it and may be able to move fairly quickly.

MEETING MINUTES

Approval of July 1, 2014 meeting minutes.

MOTION

A motion was made by L. Rudnicki to approve the July 1, 2014 meeting minutes as presented. The motion was seconded by D. Kellogg. The vote was unanimous, 5-0 in favor.

ADJOURNMENT

MOTION

A motion was made by D. Kellogg to adjourn the meeting. The motion was seconded by L. Rudnicki. The vote was unanimous, 5-0 in favor.

The meeting adjourned at 9:15 pm.

MEETING MATERIALS: Agenda, Merrimack College: Site Locus Map, Site Concept Plan, 500 Great Pond Road: Draft Notice of Decision Site Plan Review dated 7/15/14, Draft Notice of Decision Watershed Special Permit dated 7/15/14, email from L. Eggleston dated 6/24/2014 re:

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214 NACC, email from G. Willis dated 6/25/2014 re: N. Andover Country Club, Response letter
215 dated 6/20/2014 from Scott Cameron re: response to stormwater review, Existing Conditions
216 Plan and Site Plan revised to 6/20/2014 sheet 1-4; 129 Winter Street: Draft Notice of Decision
217 Watershed Special Permit dated 7/15/14, Watershed Special Permit application dated May 21,
218 2014, MIMAP locus map (2 photos), Letter dated 5/22/2014 re: Watershed Special Permit
219 application, Permit Site Plan dated 5/16/2014, Drip Edge Detail page; 107 Campion Road:
220 Letter dated 7/15/2014 from L. Eggleston re: Watershed Special Permit 107 Campion Road, Site
221 Plan 107 Campion Road rev. to July 9, 2014 Stormwater Report dated July 9, 2014, Response
222 letter dated June 23, 2014 from James Fairweather, Andover Consultants, re: Watershed Special
223 Permit 107 Campion Road, Site Plan dated June 16, 2014, Town of North Andover: Site Plan
224 Review application, NA Fire Station drainage calculations-Town Rational Method, Lighting
225 fixture types specifications , Central Fire Station plans (sheets C1.0-C7.0 rev to 3/28/14)),
226 Central Fire Station site plans (sheets SP1.1, L1.1, L1.1, A2.1, A2.2, A2.3, A3.1, LC.1, C1.0-
227 C7.0 dated 7/15/14), Site Plans dated 4/25/2014, Existing Conditions and Drainage Plans dated
228 3/28/2014, S. Adiconis email dated 6/30/2014 re: proposed fire station at corner of RTE125 and
229 Prescott St., letter dated 6/30/2014 from Jennifer Hughes, Conservation Administrator, re: Fire
230 Station, corner of Chickering Road and Prescott Street, letter dated 6/30/14 from L. Eggleston re:
231 Stormwater Review NA Fire Station, Letter dated 7/8/2014 from Paul G. Costello, P.E., Polaris,
232 re: Civil Engineering Review Comments, 0 Great Pond Road: MIMAP locus plan, Letter dated
233 July 4, 2014 from Tom Zahoruiko re: Corrections & Modifications to NA Zoning Bylaw 8.5
234 Planned Residential Development, ANRAD Plan, Proposed PRD Plan, Proposed ANR Plan,
235 four Proposed alternative subdivision plans; Draft meeting minutes 07/01/2014.